

Team Members

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www.heartofmeridian.com

Goal: To
complement
Meridian's vision of
being 'a premier city
to live, work and
raise a family.'



Heart of Meridian, Inc.
Strategic vision for downtown vitality



Meridian's values

- ✱ Great location for families of all ages
- ✱ Community of stable, vibrant energy centers
- ✱ Connected, sustainable community
- ✱ Culture and heritage, arts and science
- ✱ Innovation
- ✱ A strong, diverse economy

Perceived needs

- ✱ Broadly shared vision for downtown potential
- ✱ Cultivation of Meridian's creativity, connectivity
- ✱ More diverse, vibrant Old Town district
- ✱ Balanced redevelopment and preservation
- ✱ Productive and healthy partnerships
- ✱ Conference facility

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Housing is key

- * Affordable/workforce housing = wage subsidy
- * Essential infrastructure, recruitment/retention tool
- * Residents invest \$2,000–\$4,000 in urban retail
- * Co-location with employers, recreation, retail
- * Ideal setting for art, culture, heritage and history

Heart of Meridian, Inc.

- ✱ Develop vertically integrated mixed-use complex
- ✱ Support downtown resilience and renaissance
- ✱ Incorporate green space, healthy building principles
- ✱ Strategic and sustainable land-use planning
- ✱ Complement historic preservation
- ✱ Off-street parking for tenants and public

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Complementary uses

- ✱ Mixed-income housing
 - ◉ Affordable (50–80% of AMI)
 - ◉ Workforce (80–140% of AMI)
 - ◉ Market (over 140% of AMI)
- ✱ Other potential uses
 - ◉ Community creative facilities
 - ◉ Micro-business cooperative
 - ◉ Retail, commercial and education



Strategic Partners

- * Meridian Development Corporation
- * City of Meridian
- * Neighborhoods
- * IHFA
- * Faith, education and business communities
- * Dept. of Commerce
- * ACHD, COMPASS
- * Agricultural interests
- * Idaho Power
- * SAGE
- * Arts/Crafts/Science

We invest in the future...



to extend hope and opportunity to its inhabitants

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